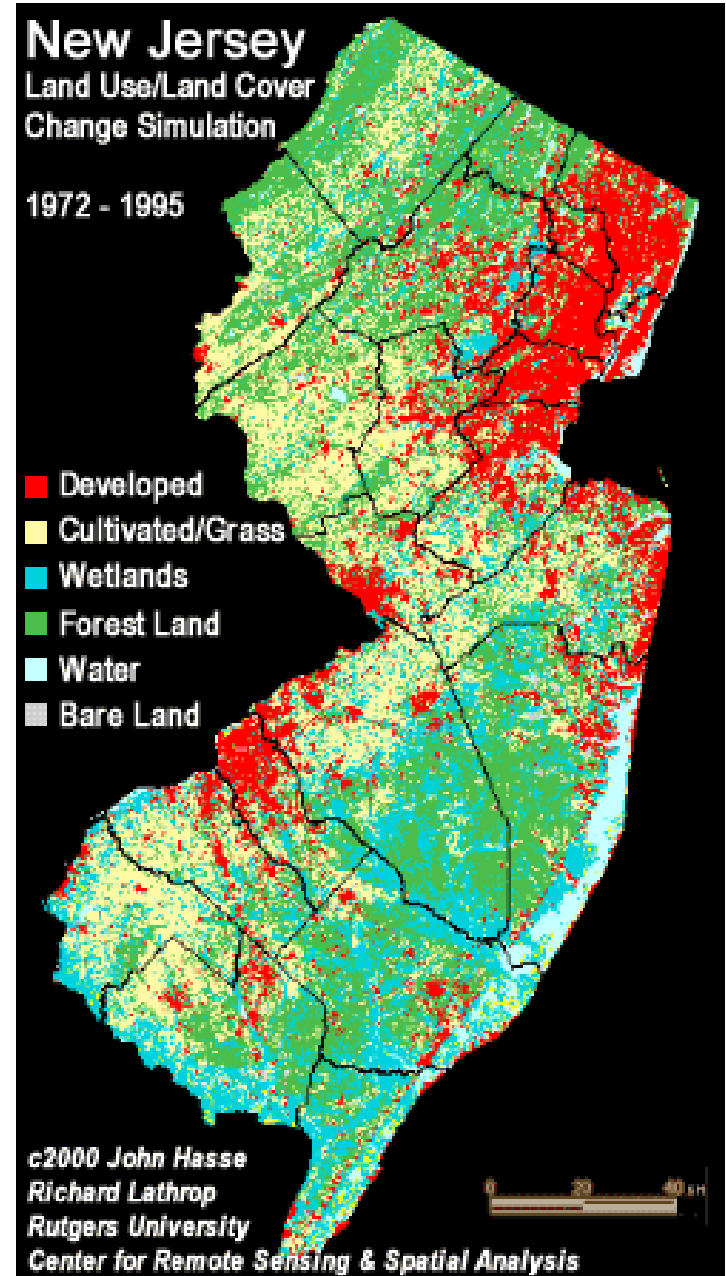


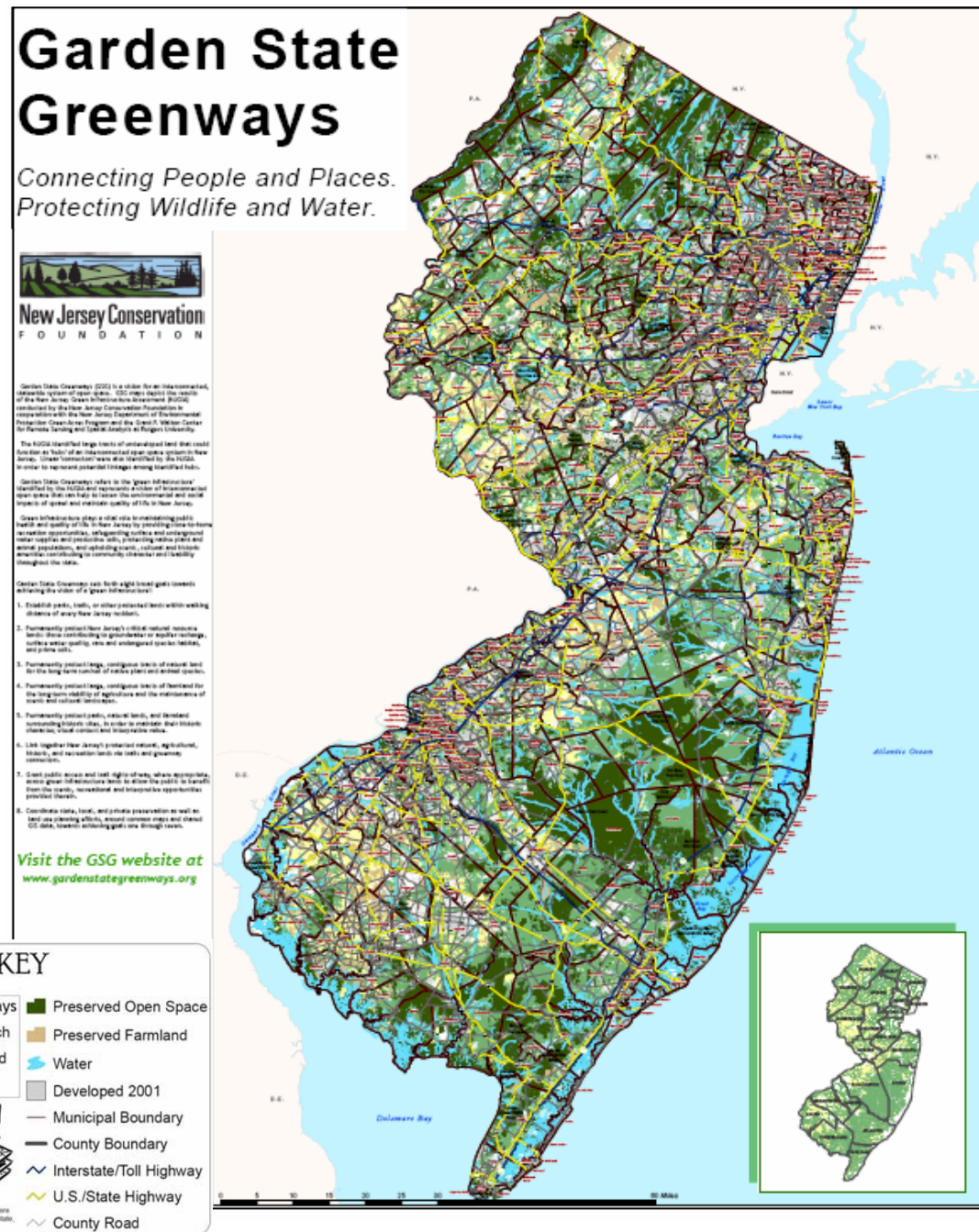
## The Planning Toolbox:

# Options for Environmental Preservation



## 1. Fee Simple Acquisition

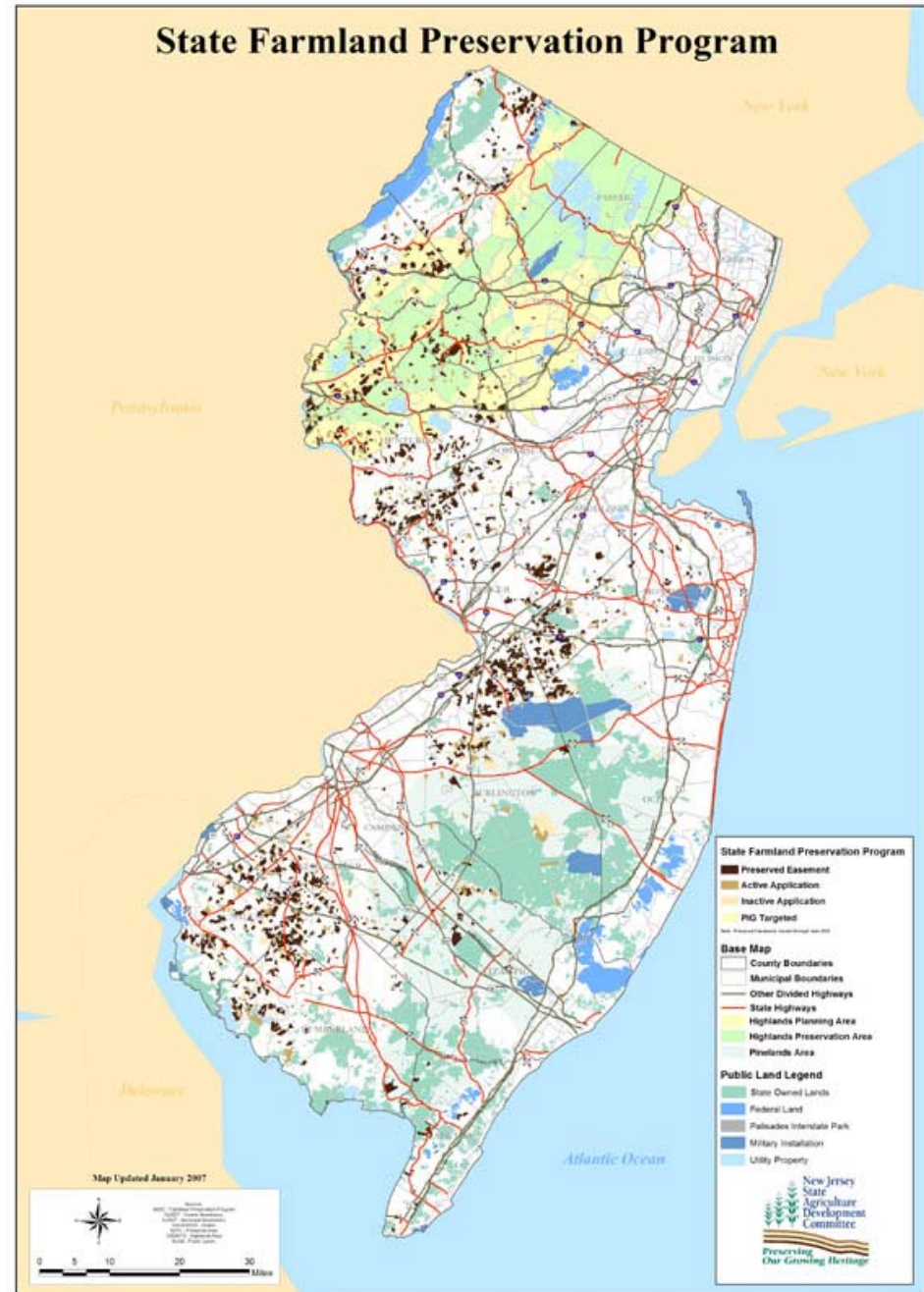
- ❖ Voluntary Sale by Landowners
- ❖ Effective Equity Compensation
- ❖ Precludes Commercial and Residential Development
- ❖ Virtually Perpetual Restrictions
- ❖ Geographic Focus on Water and Other Natural Resource Priorities
- ❖ 1,190,323 Acres Preserved to Date
- ❖ Uses Established Green Acres, County, Municipal and Non-Profit Programs





## 2. Purchase of Development Rights

- ❖ Voluntary Sale by Landowners
- ❖ Effective Equity Compensation
- ❖ Precludes Non-Agricultural Development
- ❖ Perpetual Deed of Easement
- ❖ Agricultural Development Areas Establish Geographic Focus
- ❖ 1, 556 Farms / 157,307 Acres in 159 Municipalities Preserved to Date
- ❖ Uses Established SADC, CADB, Municipal PIG and Non-Profit Programs





### 3. Large Lot Zoning / Downzoning

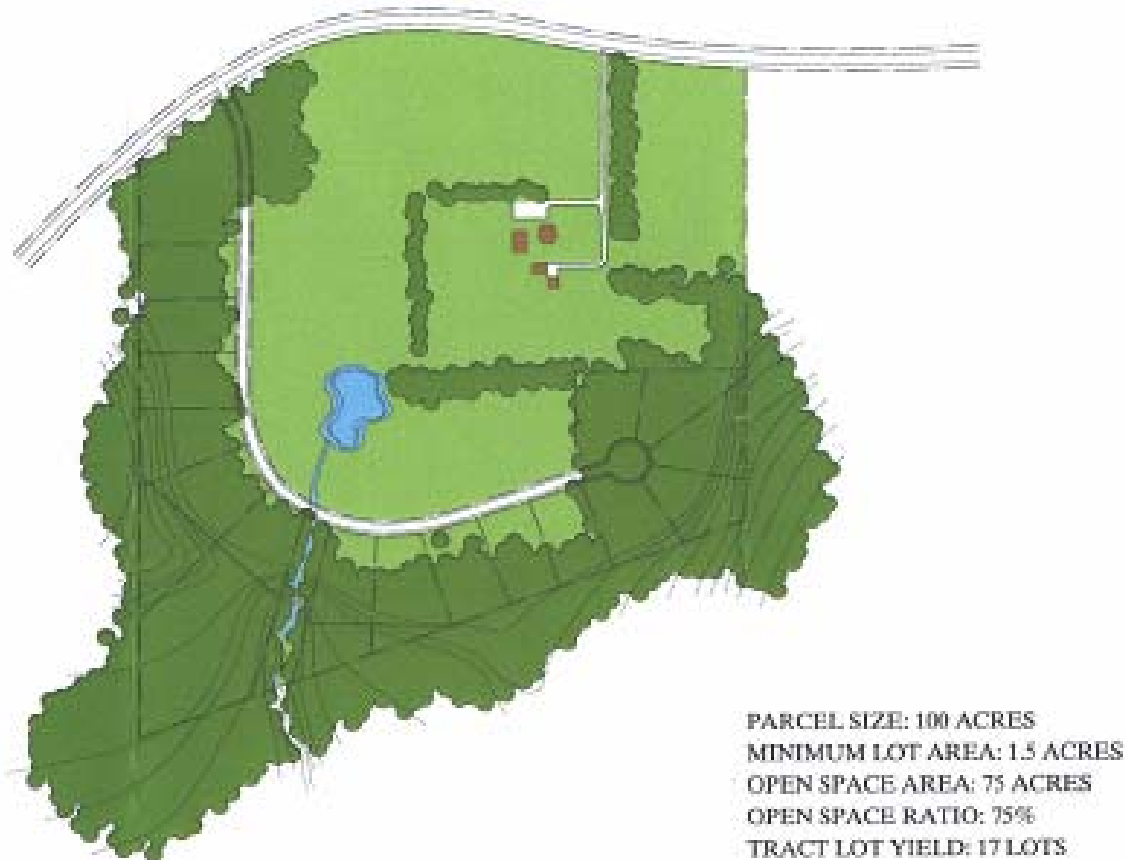
- ❖ Municipality Increases Minimum Lot Size
- ❖ Reduces Development Density, Usually Residential
- ❖ Sometimes Referred to as “Planned Sprawl”





## 4. Cluster Zoning

- ❖ Concentrates Development on a Portion of a Property
- ❖ Preserves Remainder of Property
- ❖ Can be Used for Agricultural, Environmental and/or Recreational Purposes
- ❖ Can be Implemented on a Voluntary or Mandatory Basis
- ❖ Can Include Lot Size Averaging and Open Lands Ratios

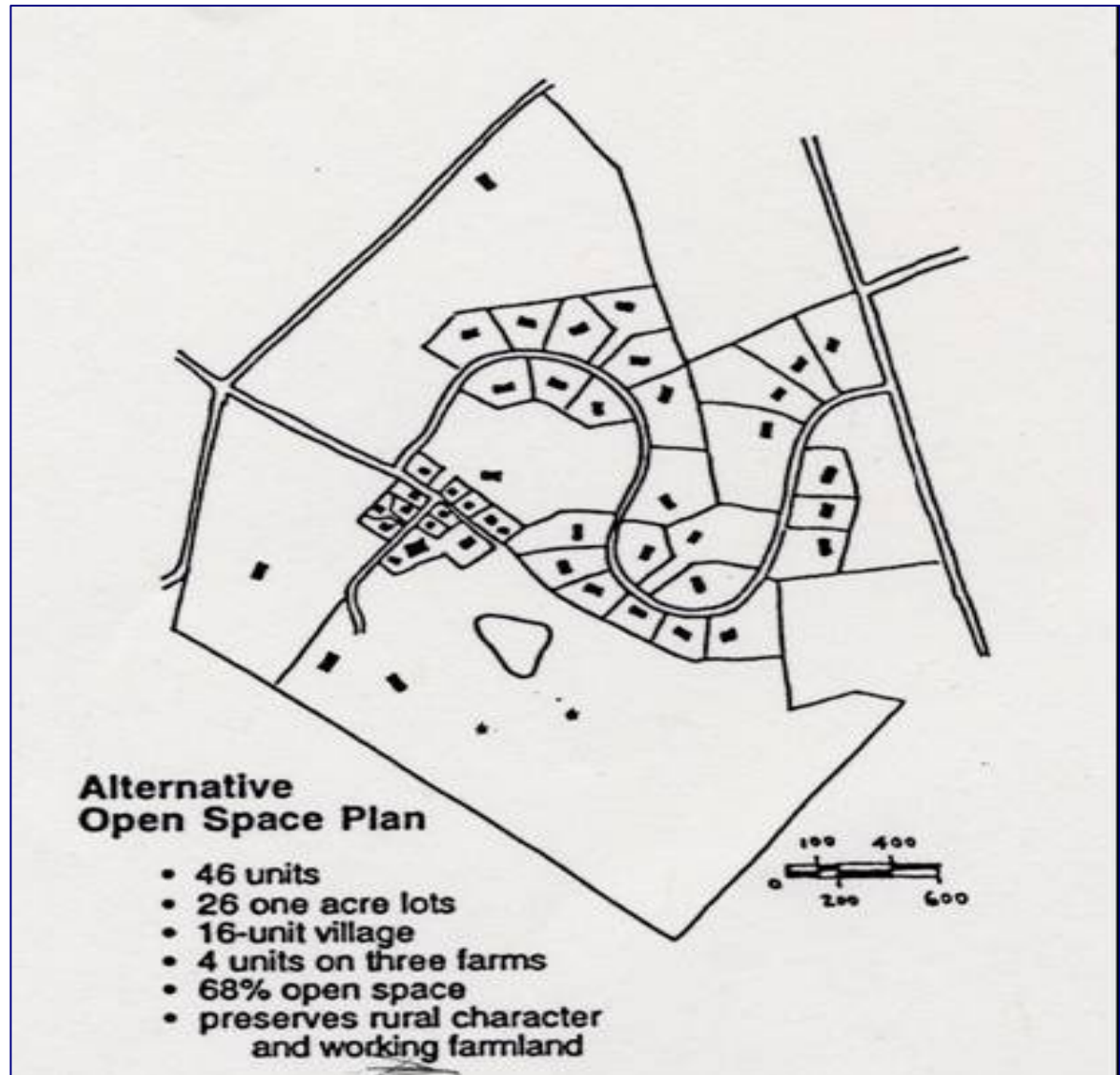
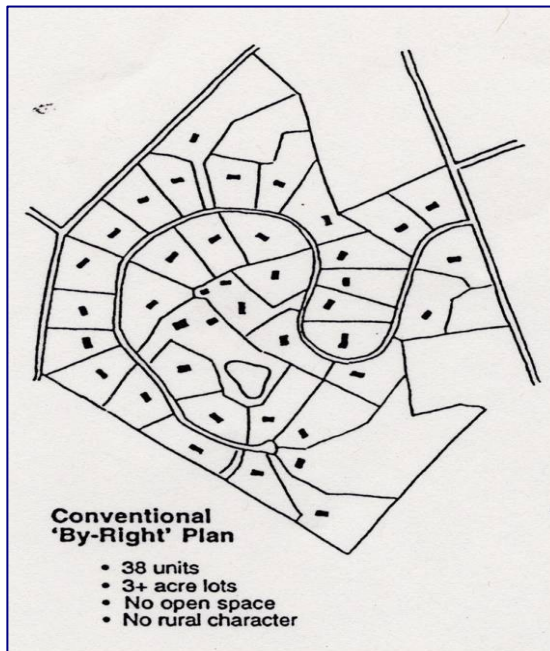
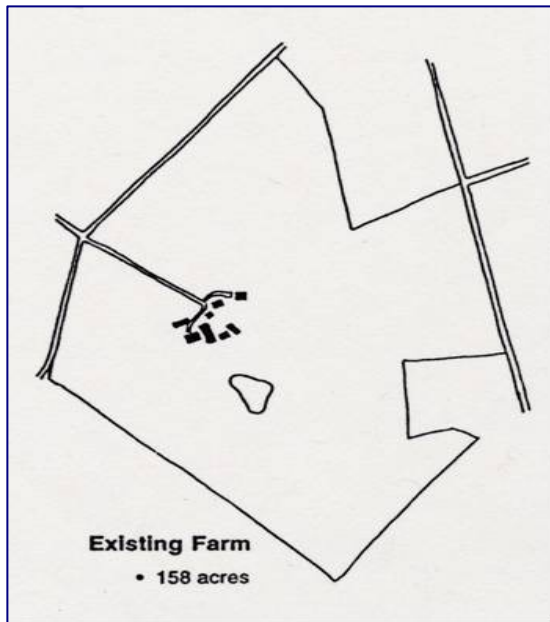


MASTER PLAN SUBDIVISION ALTERNATIVES - 1.5 ACRE CLUSTER PLAN

0 100 200 300 400 500



# Conventional vs. Cluster Development

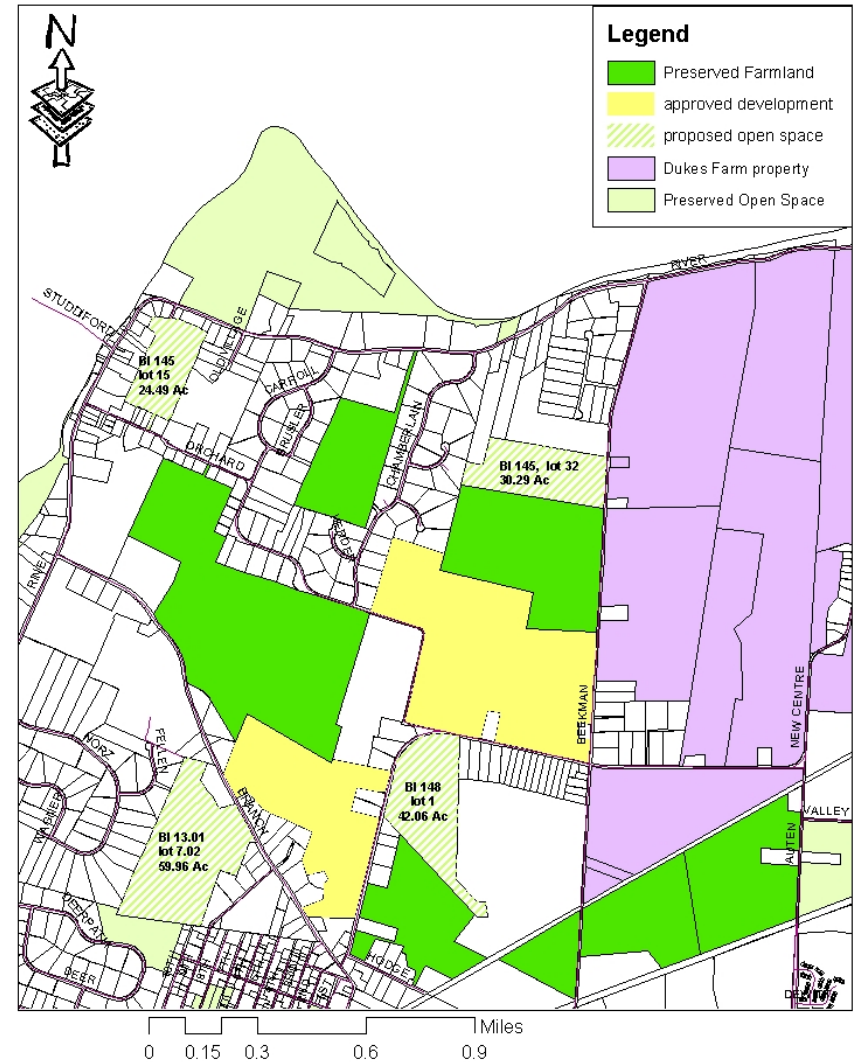




## 5. Non-Contiguous Clustering

- ❖ Incorporated into Municipal Land Use Law in 1996
- ❖ One “Planned Development” Option
- ❖ Requires Coordination of Municipality, Landowners and Developer
- ❖ Sending Area Parcel(s) Permanently Preserved
- ❖ Receiving Area Parcel Developed At Higher than Normally Permitted Density
- ❖ Parcels may be Miles Apart
- ❖ Can Contribute to Center-Based Development
- ❖ May Require Density or Infrastructure Incentives

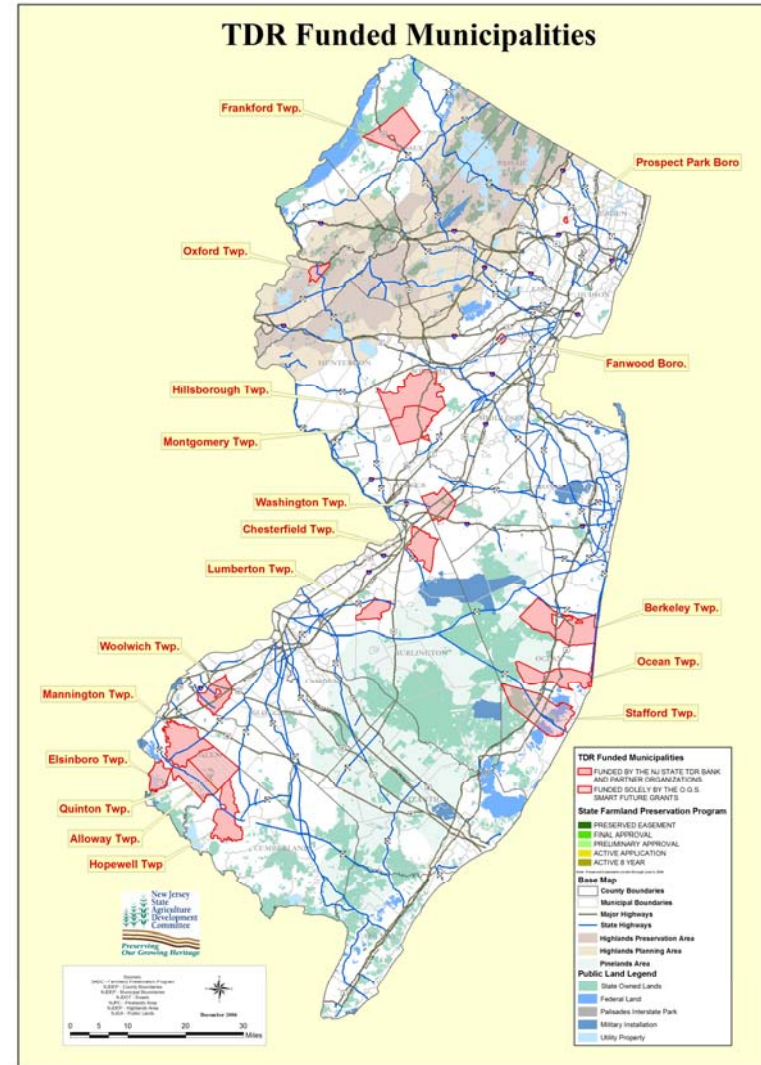
Flagtown South Branch Land Use Preservation  
August 2005



Hillsborough Township, Somerset County

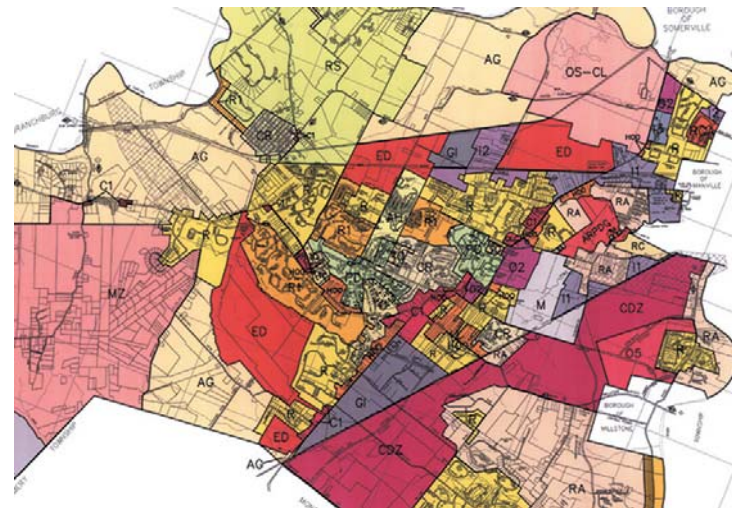
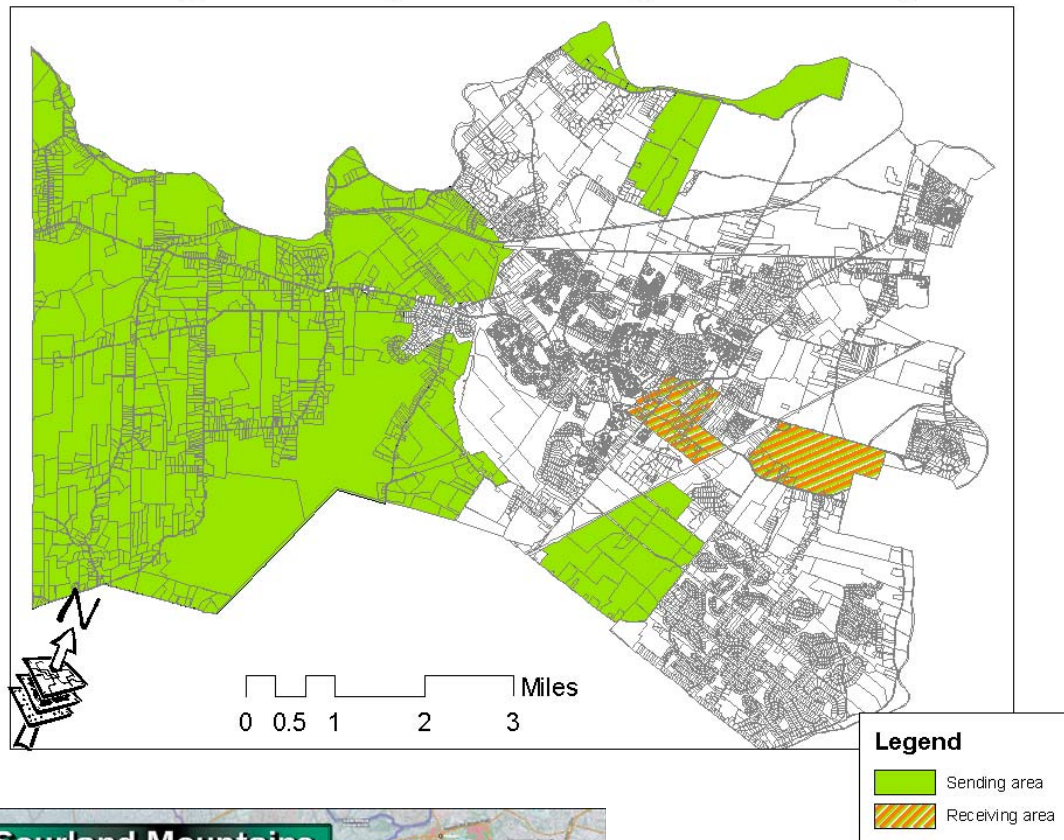
## 6. Transfer of Development Rights

- ❖ A Municipal Planning and Preservation Tool / Realty Transfer Mechanism
- ❖ Used to Permanently Protect Agricultural, Historic and/or Environmental Resources while Accommodating Development in Well-Planned Receiving Areas
- ❖ Allows Landowners in Designated Sending Areas to Separate the Development Rights of Their Property from the Property Itself for Sale and Use in Receiving Areas
- ❖ Enables Developers who Purchase Development Credits to Build in Areas Deemed Appropriate for Growth at Densities Higher than Otherwise Permitted
- ❖ Protects Landowner Equity
- ❖ Can Provide Benefits to Landowners, Developers and Municipalities
- ❖ Relies on Private Transactions Between Landowners and Developers but Can Involve TDR Banks or Private Investors



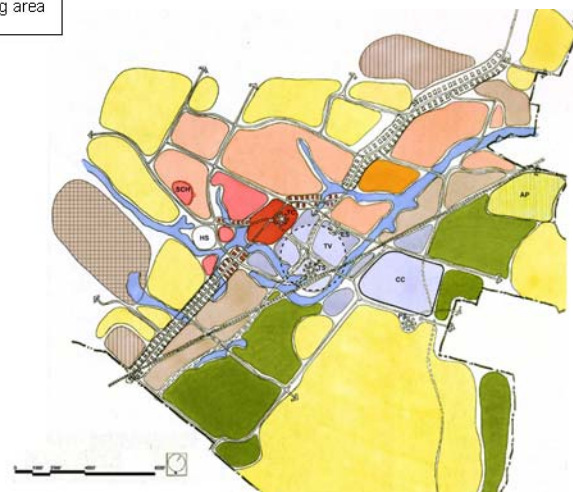
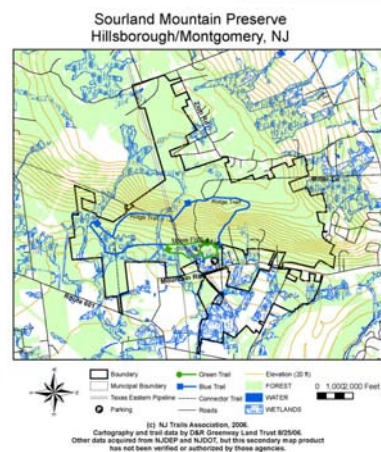


# Hillsborough Township TDR Sending and Receiving Areas



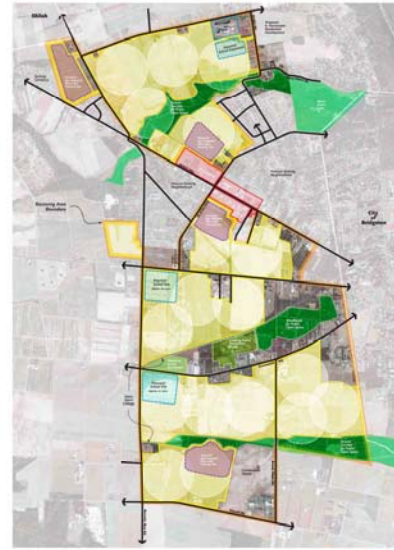
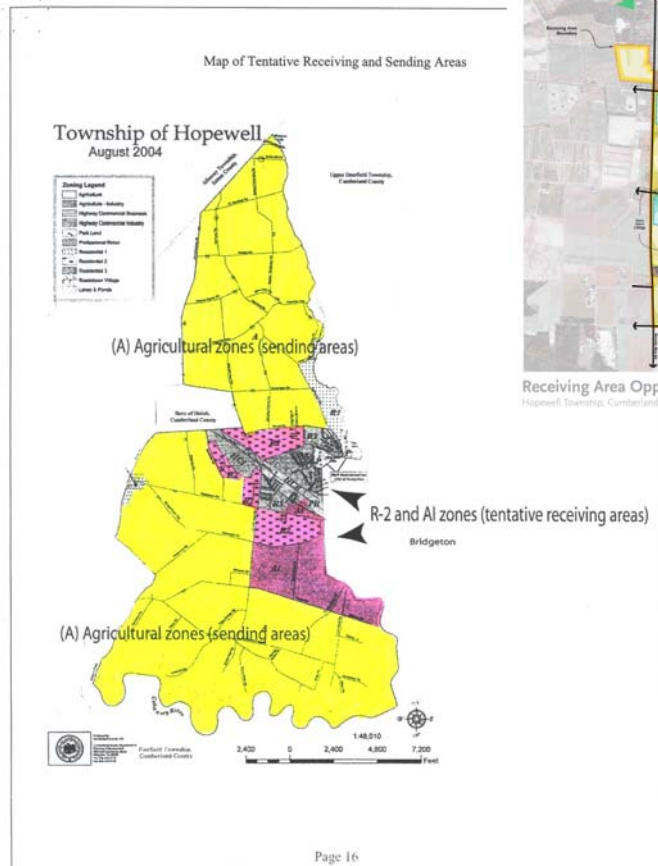
## LEGEND

- AP AIRPORT REGIONAL
- CC COMMERCIAL CENTER
- CC CORPORATE MIXED USE CENTER
- ES EMERGENCY SQUAD SUB STATION
- GAB GATEWAY A & B MIXED USED DISTRICT
- GB GREENBELT PROPOSED
- HS HIGH SCHOOL
- HD HOUSING HIGH DENSITY
- MD HOUSING MEDIUM DENSITY
- LD HOUSING LOW DENSITY
- LI LIGHT INDUSTRIAL DISTRICT
- PS POTENTIAL SCHOOL SITE
- EDZ ECONOMIC DEVELOPMENT ZONE
- RR RAILROAD EXISTING
- RM ROAD MIXED USED DISTRICT
- RD ROADS EXISTING
- RP ROADS PROPOSED
- SCH SENIOR CITIZEN HOUSING (TDR FROM MZ DISTRICT)
- TC TOWN CENTER DISTRICT
- TS TRAIN STATION PROPOSED SITE
- TM TRANSITIONAL MIXED USE DISTRICTS
- WE WETLANDS EXISTING
- TV TRANSIT VILLAGE

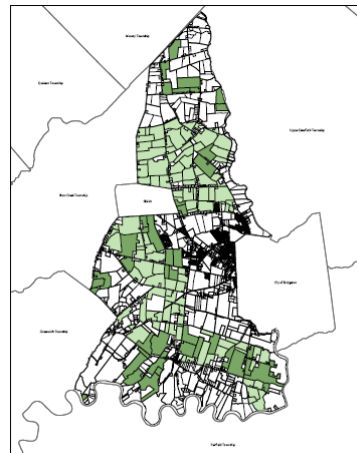




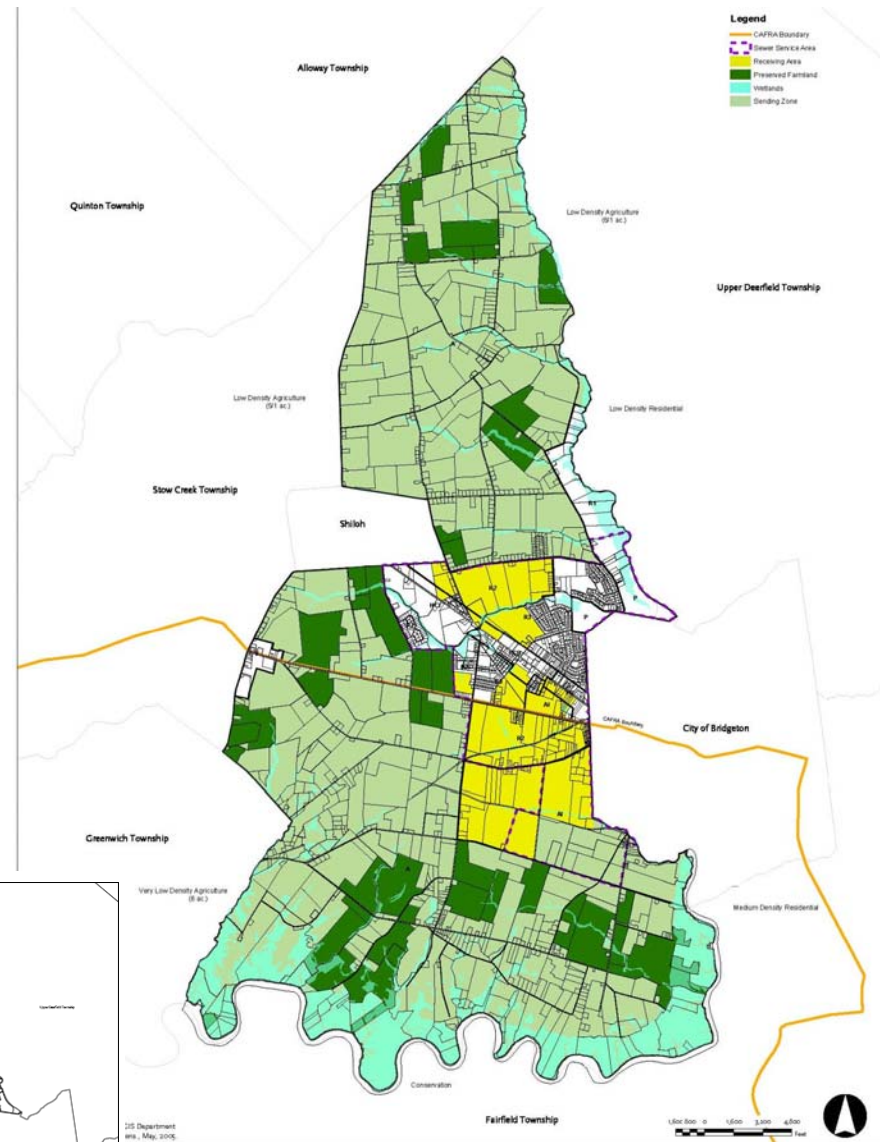
# Hopewell Township, Cumberland County



Receiving Area Opportunities  
Hopewell Township, Cumberland County, NJ



County  
PIC Target Area  
Hopewell Township, Cumberland County, NJ May 2005



BERLAND COUNTY  
ell TDR Map

Cumberland County, NJ October 2005

Clarke Caton Hintz  
Architects  
Planners  
Landscape Architects